SPECIAL WARRANTY DEED

FROM: Riverview Homes, L.P.,
Grantor

TO: Charles Binkley and Eatherly Family Holding Company, a Tennessee general partnership, Grantee

This instrument was prepared by:
James C. Cotey, Esq.
Stites & Harbison PLLC
SunTrust Plaza
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Charles Binkley and Eatherly Family Holding Company, a Tennessee general partnership 1000 Lebanon Road Nashville, Tennessee 37210	Same	Map 81 – 0, Parcel 45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Nine Hundred Twenty Thousand and 00/100 Dollars ($920,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21 day of December, ~~2008.~~ 2007

CHRISTINA COMBS
NOTARY PUBLIC
STATE OF KENTUCKY
MY COMM. EXP. 7-18-08

Notary Public

My Commission Expires: July 18, 2008

FOR AND IN CONSIDERATION OF the sum of Nine Hundred Twenty Thousand and 00/100 Dollars ($920,000.00), the receipt and sufficiency of which are hereby acknowledged, Riverview Homes, L.P. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Charles Binkley and Eatherly Family Holding Company, a Tennessee general partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located on Clarksville Pike.

Davidson County DEEDWARR
Recvd: 07/24/08 15:40 5 pgs
Fees:28.00 Taxes:3404.00
20080724-0076112

12338N:070401:758021:4:NASHVILLE

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantors has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its, successors and assigns, to warrant and forever defend the title to the Property to Grantee its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (except as to those matters set forth on Exhibit B), but not further or otherwise.

[SIGNATURE PAGE FOLLOWS]

Witness our hands this 21 day of December, 2007.

GRANTOR:

RIVERVIEW HOMES, L.P., a Tennessee limited partnership

By: Riverview Homes GP, LLC, a Tennessee limited liability company
Its: General Partner

By: _____

Print Name: Gregory G. Evans

Title: Manager

This Deed has been prepared by Stites & Harbison ("S & H") based solely upon information furnished by Grantors and Grantee. S & H has not undertaken to independently verify any statement, fact, description or other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

STATE OF Kentucky)
COUNTY OF Jefferson)

Before me, ~~Gregory G. Evans~~ Christina Combs, a Notary Public of said County and State, personally appeared Gregory G. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of Riverview Homes GP, LLC, a Tennessee limited liability company, the general partner of Riverview Homes, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in its capacity as general partner of the partnership, and on its behalf, by himself as Manager of Riverview Homes GP, LLC, the limited liability company.

Witness my hand and seal, at Office in Louisville, KY, this 21 day of December, 2007.

_____
Notary Public

My Commission Expires: July 18, 2008

CHRISTINA COMBS
NOTARY PUBLIC
STATE OF KENTUCKY
MY COMM. EXP. 7-18-08

EXHIBIT A

Property Description

Tract 1

Land in Davidson County, Tennessee, being part of Tract 9 on the Map of G.W. Ankenbauer Estates, as divided in Chancery Court under Rule No. 65611, described according to a survey made by Turner Engineering Co., Inc., Consulting Engineers, October 8, 1965, as follows:

Beginning at a point on the southwesterly margin of Clarksville Pike, said point being 775 feet northwesterly from the center line of 28th Avenue, thence North 55 deg. 50 min. West 949 feet, and continuing with the same, North 55 deg. 50 min. West 187.2 feet to the edge of water of the Cumberland River; thence with the same in a southwesterly direction 970 feet, more or less, to a point in the northern boundary line of the C.A. Waterson property; thence with the same as follows: South 71 deg. 27 min. East 126.3 feet; thence South 73 deg. 19 min. East 375.3 feet to a 20 inch elm tree and South 76 deg. 41 min. East 629.4 feet to an iron pin; thence North 34 deg. 10 min. East 595.6 feet to the beginning, containing 20.40 acres, more or less.

Included in the above description but excluded therefrom is that portion of the property conveyed to the State of Tennessee for a Right-of-Way for Highway purposes of record in book 5321, page 964 and Book 5392, page 32, said Register's Office and that portion of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4845, page 945, said Register's Office.

Included in the above but specifically excluded therefrom is the property in Book 8351, page 671, said Register's Office.

Being the same property conveyed to RIVERVIEW HOMES, L.P., a Tennessee limited partnership, by deed from CHARLES BINKLEY AND EATHERLY FAMILY HOLDING COMPANY, a Tennessee general partnership, of record in Book _____, page ____, said Register's Office. 20071226-0147458

Tract 2

Reservation of easement and right to construct a sewer line as retained by Charles Binkley in the deed to Ghenwa Eltiti recorded as Instrument No. 20070605-0066967, in RODC, TN.

EXHIBIT B

Encumbrances

1. Sewer Easement granted to the City of Nashville in Book 2443, page 297, said Register's Office.

2. Right-of-Way and Easement for a Gas Pipeline granted to Nashville Gas & Heating Company of record in Book 1450, page 518, said Register's Office.

3. Easement and Right-of-Way granted to Colonial Pipeline Company in Book 4969, page 567, said Register's Office.

4. Right-of-Way Easement granted to Nashville Gas in Book 5624, page 864, said Register's Office.

5. Easement granted to R.B. McDowell of record in Book 4238, page 561, said Register's Office.

6. Construction & Slope Easements of record in Book 4845, page 945, Book 5321, page 964 and Book 5392, page 32, said Register's Office.

7. Easement for Sanitary Sewer and/or Storm Drainage granted to Metro of record in Book 4166, page 30, said Register's Office.

8. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

9. Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution.

10. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River.

11. Title to the portion of the land lying below the ordinary low water mark of the Cumberland River.